

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	7.59	525.00	S48°13'22"W 7.59
C2	39.27	25.00	S87°11'28"E 35.36
C3	39.27	25.00	N02°48'32"E 35.36

LEGEND

PSDE	PUBLIC STORM DRAINAGE EASEMENT
R/W	RIGHT OF WAY
SS	SANITARY SEWER
M.B.L.	MINIMUM BUILDING LINE
S.T.E.	SIGHT TRIANGLE EASEMENT
RY	REAR YARD
COS	COMMON OPEN SPACE
CM	CONTROL CORNER
—	LOT LINE/PROPERTY LINE
—	RIGHT-OF-WAY LINE
—	SETBACK/YARD LINE
●	PROPERTY CORNER
■	CONCRETE MONUMENT
△	NGCS MONUMENT

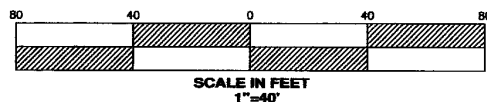
On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

NOTES

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300 EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 4681-18-7411 & 4681-17-5234
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194 DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37, DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.

- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
- ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
- CENTERLINE STREET DISTANCES
MARQUETTE STREET = 17'
HAVERFORD ROAD = 28'

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 2, 1994
FEMA PANEL 37025C00300



CERTIFICATE OF FINAL PLAT APPROVAL
I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.
DATE 12-21-05 MacCurt Penson DIR. OF DEVELOPMENT SERVICES
DATE 12/21/05 Albert B. Bunsaloff CITY ATTORNEY

CERTIFICATE OF FEE PAYMENT
I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK, NAPA VALLEY, PHASE 5, MAP 3 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
DATE 12/20/05 Joe Alamo FINANCE DIRECTOR

NGS MONUMENT
"ORCHARD"
N 619,876.314
E 1,483,934.208

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

DATE 12/14/05 RT Moss Properties, LLC by Tammie Griggs, Jr., P.E. OWNER
BY FARRAR GRIGGS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS PROPERTIES, LLC AS RECORDED IN BOOK 4842 PG 41
DATE 12-14-05 Robert Burkett OWNER

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE
DATE 12-21-05 AT 11:00 O'CLOCK A.M.
AND REGISTERED IN RECORD BOOK
BOOK NO. 48 PAGE 48
Stephanie Clifford, Deputy
REGISTER OF DEEDS

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS
I, HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK
DATE 12/21/05 Steve B. Hahn DIR. OF ENGINEERING

DEVELOPMENT DATA

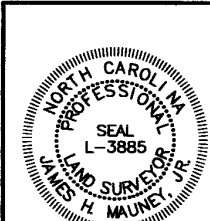
ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 1.24 ACRES
AREA OF RIGHT-OF-WAY: 0.33 ACRES
TOTAL AREA PLAT: 1.57 ACRES
TOTAL LOTS: 10
LOT DATA:
FRONT SETBACK: 20'
SIDEYARD: 5'
REAR YARD: 20' INTERNAL/25' EXTERNAL
SIDEYARD STREET SIDE: 10'

State of North Carolina
County of CABARRUS

I, James H. Mauney, Jr. certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000; that the boundaries not surveyed are shown by broken lines plotted from information found in documents of record as shown hereon; that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 29TH day of NOVEMBER, 2004.

James H. Mauney, Jr.
Professional Land Surveyor
Registration Number L-3885

FUTURE DEVELOPMENT
DEVELOPMENT AND MANAGEMENT, INC
DB 4971-220



REVISIONS
12-13-05 PER PLANNING COMMENTS

RECORD PLAT SHOWING
MOSS CREEK VILLAGE,
NAPA VALLEY, PHASE 5, MAP 3
TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC

TAX PARCEL 4681187411 PART
OWNER:
J&B DEVELOPMENT AND MANAGEMENT, INC
9179 DAVIDSON HWY., CONCORD, NC 28027
PHONE 704-782-7800

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031
TEL: 704-987-3862 - FAX: 704-987-3863

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
DP	JM		1"=40'	11-30-2005	1378	F209